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## Pleasureable Plot of Countryside

**16 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF25476
- Grundstücksfläche : 7 000 m<sup>2</sup>



Located 10 mins from Castelnau-Magnoac is this plot of rolling agricultural land for sale measuring 7000m<sup>2</sup>, adorned with several century-old trees and a ruin of a barn which would be possible to rebuild.

This piece of land is ideal for creating a space where you may escape to enjoy the weekend in a natural setting or organise gatherings with friends and family, whilst respecting the environment.

This land is classed as agricultural, it is not possible to construct upon and there is no water or electricity supply. It is possible to install solar panels to create power or to find a water source; a well existed on the land several years ago.

The land is perfect for planting fruit trees or for market gardening.

The 30m<sup>2</sup> barn, a ruin, could be reconstructed and used to house a motor-home or caravan, for example.

The lower wooded section has century old oak trees and is pleasant on hot summer days.

You will be 10 mins from Castelnau-Magnoac, 20 mins from Lannemezan and 45 mins from Tarbes and from Auch, 1h30 from Toulouse and from skiing.